

**DODGE COUNTY PLANNING, DEVELOPMENT AND PARKS COMMITTEE
MINUTES
June 20, 2016,**

The Dodge County Planning, Development and Parks Committee met on June 20, 2016 at 7:00 p.m. on the 1st Floor of the Administration Building, Juneau, Wisconsin.

Chairman Schaefer called the meeting to order. Roll Call was taken. Members present were Tom Schaefer, William Muche, Joseph Marsik and Janice Bobholz. Members excused were Allen Behl. The staff present at the request of the Chairman was Joseph Giebel.

The Chairman asked the staff to confirm compliance with the open meeting laws and the public hearing notice requirements. Mr. Giebel noted that the meeting was properly noticed in accord with the open meeting law and noted that the required notices for the public hearings listed on the agenda were posted, mailed and published in accord with the statute and code requirements.

The agenda was reviewed.

Motion by Joe Marsik to approve the agenda and allow the Chairperson to go out of order as needed to efficiently conduct the meeting. Second: Bill Muche Motion carried.

ADMINISTRATIVE BUSINESS

1. The minutes from the June 6, 2016 meeting were reviewed by the Committee.

Motion by Joe Marsik to approve the minutes as written.

Second by Bill Muche Vote: 4-0 Motion carried.

2. No Committee Member Reports
3. No additional Per Diems

The hearing procedures were read into the record.

PUBLIC HEARING

John Dziedzic – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the establishment of a home-based internet sporting goods and firearms sales business within the A-2 General Agricultural zoning district. The site is located in part of the NW ¼, SW ¼, Section 16, Town of Ashippun, the site address being N1446 Coolidge Road.

Motion by Bill Muche to approve the request to allow for the establishment of a home-based internet sporting goods and firearms sales business within the A-2 General Agricultural zoning district subject to the following conditions:

1. The operation shall be conducted without offensive noise, vibration, dust, smoke, odor, glare, lighting or the risk of fire, explosion or other accident and shall not be detrimental

- to the public health and safety or general welfare of the immediate neighborhood or community.
2. It shall be the responsibility of the applicant to obtain all other Federal, State and/or local municipality permits and approvals that may be required for the proposed operation on this site.
 3. The business shall be operated in accord with the business narrative submitted with the Conditional Use Permit application.
 4. Any significant change to or expansion of the business operation and/or of its facilities may require that a new Conditional Use Permit be obtained.
 5. The decision of the Committee is valid for one year.

Second by Joe Marsik Vote 4-0 Motion carried.

PUBLIC HEARING

William Kirchberg, agent for Kirchberg Trust - Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the creation of an approximate 3.7-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District. The property is located in part of the NE ¼, SW ¼, Section 34, Town of Calamus, the site address being W10797 County Road S.

Motion by Joe Marsik to lay over a decision at the request of the Town Board in order to allow the Town Board additional time to review the land division request.

Second by Bill Muche Vote 4-0 Motion carried.

PUBLIC HEARING

New Frontier Land Surveying, agent for Russell and Betty Maurer - Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the creation of an approximate 4-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District. The property is located in part of the SW ¼, NW ¼, Section 4, T12N, R14E, Town of Trenton, the site address being N9496 County Road A.

Motion by Janice Bobholz to approve the Conditional Use Permit request to allow for the creation of an approximate 4-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District subject to the following conditions:

1. The applicant shall obtain the required land division approvals for the proposed lot from the County and local municipalities if required, prior to the creation of these lots;
2. The proposed non-farm residential lot shall not exceed 9.761-acres in area unless the lot is successfully rezoned out of the A-1 Prime Agricultural Zoning District;
3. Only one single family residential unit may be located on the proposed non-farm residential lot unless this lot is successfully rezoned into a zoning district which allows additional residential units;
4. The acreage of the proposed non-farm residential lot shall count towards the total non-farm residential acreage that can be created from the base farm tract for this property;
5. A "Notice of Zoning Limitations" document shall be recorded with the Dodge County Register of Deeds Office for the following parcels which make up the "base farm tract"

which notifies the potential buyers of these parcels that there may be limitations as to the number of new lots that can be created from this base farm tract:

- 044-1214-0423-000; 0422-000, 0421-000; 0424-000; 0412-000; 0413-001;
6. The owner and subsequent owners of this non-farm residential lot hereby agree to comply with Subsection 9.2, Right to Farm provisions of the Dodge County Land Use Code and that they will not cause unnecessary interference with adjoining farming operations producing agricultural products and using generally accepted agricultural practices, including access to active farming operations;
 7. The decision of the Committee is valid for one year.

Second by Bill Muche

Vote 4-0

Motion carried.

PUBLIC HEARING

Leaver Land Surveying LLC, agent for Clara Sennhenn – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the creation of an approximate 4-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District. The property is located in part of the SW ¼, NE ¼, Section 1, Town of Elba, the site address being N4775 County Road T.

Motion by Joe Marsik to approve the conditional use permit request to allow for the creation of an approximate 4-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District subject to the following conditions:

1. The applicant shall obtain the required land division approvals for the proposed lot from the County and local municipalities if required, prior to the creation of these lots;
2. The proposed non-farm residential lot shall not exceed 7.068-acres in area unless the lot is successfully rezoned out of the A-1 Prime Agricultural Zoning District;
3. Only one single family residential unit may be located on the proposed non-farm residential lot unless this lot is successfully rezoned into a zoning district which allows additional residential units;
4. The acreage of the proposed non-farm residential lot shall count towards the total non-farm residential acreage that can be created from the base farm tract for this property;
5. A "Notice of Zoning Limitations" document shall be recorded with the Dodge County Register of Deeds Office for the following parcels which make up the "base farm tract" which notifies the potential buyers of these parcels that there may be limitations as to the number of new lots that can be created from this base farm tract: 014-1013-0113-001; 0124-000; 0121-000; 0122-000; 0123-00.
6. The owner and subsequent owners of this non-farm residential lot hereby agree to comply with Subsection 9.2, Right to Farm provisions of the Dodge County Land Use Code and that they will not cause unnecessary interference with adjoining farming operations producing agricultural products and using generally accepted agricultural practices, including access to active farming operations;
7. An access easement shall be granted over the existing driveway for the 4-acre lot to allow access from County Road T to the parent lot prior to the approval of the certified survey map.
8. The decision of the Committee is valid for one year.

Second by Janice Bobholz

Vote 4-0

Motion carried.

Motion by order of the Chair to adjourn the meeting.

Meeting adjourned at 7:55 p.m.

Respectfully Submitted,

Jamie K. Bokholz - Acting Secretary

Disclaimer: The above minutes may be approved, amended or corrected at the next committee meeting.